

5219 Maryvale Drive NE
Calgary, Alberta

MLS # A2164521



\$539,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,091 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Pantry, Recessed Lighting, Storage		

Inclusions: All appliances listed in the appliance section. There are two sets of refrigerator, stove, range hood, garage door opener, and garage control

INVESTOR ALERT! Nestled in the welcoming Marlborough community, 5219 Maryvale Dr NE is a charming 4-bedroom, 2-bathroom bungalow that effortlessly blends comfort with potential. The main floor invites you in with a bright and spacious living room, where natural light pours in through large windows, creating a warm and inviting atmosphere. The kitchen, functional and well-appointed, offers plenty of counter space and storage, making it ideal for meal preparation and gatherings with loved ones. Adjacent to the kitchen, a cozy dining area awaits your family dinners and casual entertaining. The fully developed basement is a standout feature, offering an illegal suite with its own pantry—perfect for extended family living or generating additional income. This versatile space can be tailored to suit your needs, whether you envision a home office or recreation area. Step outside to discover a large, fenced backyard that’s perfect for gardening, play, or relaxation. The double detached garage provides ample parking and extra storage, making it a practical addition to this already impressive property. Located on a quiet, family-friendly street, this home is just minutes away from schools, parks, shopping, and public transit, offering both convenience and a sense of community. Whether you’re a first-time homebuyer looking to make your mark or an investor seeking a valuable opportunity, 5219 Maryvale Dr NE is a property with endless possibilities. Seize the chance to make this inviting bungalow your own! Schedule your showing now